

Upon recording return this instrument to:

Utilities Board of the City of Helena, Alabama
86 Highway 52
Helena, Alabama 35055

RECORDING USE ONLY:

Mail tax notice to:

Utilities Board of the City of Helena, Alabama
86 Highway 52
Helena, Alabama 35055

This instrument was prepared by:

Michael M. Partain, Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Pelham City Board of Education
3162 Pelham Parkway
Pelham, Alabama 35124

**Grantee's Name and Mailing
Address:**

Utilities Board of the City of Helena,
Alabama
86 Highway 52
Helena, Alabama 35055

Property Address:

Acreage
Parcel Id # 13-1-11-3-001-001.002

Date of Sale:

November 20, 2025

Purchase Price:

\$293,310.00

Note: Grantee is exempt from the
payment of deed/transfer taxes.

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to the **Pelham City Board of Education**, a local educational agency of the State of Alabama (the "Grantor"), in hand paid by the **Utilities Board of the City of Helena, Alabama**, an Alabama public corporation (the "Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee two (2) parcels of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee and its successors and

assigns, forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantee and its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 20th day of November, 2025.

Grantor:

Pelham City Board of Education

By: Keri C. Johnson

Name: Keri C. Johnson

Its: Superintendent

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KERI C. JOHNSON whose name as SUPERINTENDENT of the **Pelham City Board of Education**, a local educational agency of the State of Alabama, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, in such capacity, and with full authority, executed the same voluntarily for and as the act of said Board.

Given under my hand this 20th day of NOVEMBER, 2025.

[NOTARY SEAL]

Arnold D. Cohn, III
Notary Public
My commission expires: 2/8/2027

EXHIBIT A**Legal Description of the Property**Parcel 2:

A parcel of land being situated in the Southwest one-quarter of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found 2 inch open pipe marking the Southwest corner of said Section 11; thence run South 88 degrees 46 minutes 08 seconds East along the South line of said Section for a distance of 528.00 to a set capped rebar stamped (GSA) marking the POINT OF BEGINNING; thence leaving said South line, run North 38 degrees 10 minutes 38 seconds East for a distance of 1674.13 feet to a set capped rebar stamped (GSA); thence run North 40 degrees 50 minutes 14 seconds West for a distance of 131.45 feet to a set capped rebar stamped (GSA), said point lying on a curve to the left with a radius of 858.39 feet, a central angle of 11 degrees 54 minutes 49 seconds, a chord bearing of North 46 degrees 47 minutes 39 seconds West and a chord distance of 178.17 feet; thence run along the arc of said curve for a distance of 178.49 feet to a set capped rebar stamped (GSA); thence run North 52 degrees 45 minutes 03 seconds West for a distance of 240.03 feet to a set capped rebar stamped (GSA), said point lying on a curve to the left with a radius of 499.18 feet, a central angle of 18 degrees 55 minutes 20 seconds, a chord bearing of North 62 degrees 12 minutes 43 seconds West and a chord distance of 164.11 feet; thence run along the arc of said curve for a distance of 164.86 feet to a set capped rebar stamped (GSA); thence run North 71 degrees 40 minutes 18 seconds West for a distance of 322.63 feet to a set capped rebar lying on the Southeasterly Right of Way of Highway 261; thence run North 22 degrees 48 minutes 34 seconds East along said Right of Way for a distance of 81.09 feet to a set capped rebar stamped (GSA); thence run South 67 degrees 11 minutes 26 seconds East along said Right of Way for a distance of 10.00 feet to a set capped rebar stamped (GSA); thence run North 22 degrees 48 minutes 34 seconds East along said Right of Way for a distance of 20.00 feet to a set capped rebar stamped (GSA); thence leaving said Southeasterly Right of Way, run South 71 degrees 40 minutes 18 seconds East for a distance of 304.76 feet to a found nail, said point lying on a curve to the right with a radius of 599.18 feet, a central angle of 18 degrees 55 minutes 20 seconds, a chord bearing of South 62 degrees 12 minutes 43 seconds East and a chord distance of 196.98 feet; thence run along the arc of said curve for a distance of 197.88 feet to a set capped rebar stamped (GSA); thence run South 52 degrees 45 minutes 03 seconds East for a distance of 240.03 feet to a set capped rebar stamped (GSA), said point lying on a curve to the right with a radius of 958.39 feet, a central angle of 11 degrees 54 minutes 49 seconds, a chord bearing of South 46 degrees 47 minutes 39 seconds East and a chord distance of 198.92 feet; thence run along the arc of said curve for a distance of 199.28 feet to a set capped rebar stamped (GSA); thence run South 40 degrees 50 minutes 14 seconds East for a distance of 124.98 feet to a found capped rebar stamped (Sain); thence run South 46 degrees 11 minutes 00 seconds East for a distance of 151.76 feet to a set capped rebar stamped (GSA); thence run South 65 degrees 06 minutes 55 seconds West for a distance of 185.76 feet to a set capped rebar stamped (GSA); thence run South 38 degrees 10 minutes 38 seconds West for a distance of 402.88 feet to a set capped rebar stamped (GSA); thence run South 51 degrees 58 minutes 31 seconds East for a distance of 510.11 feet to a set capped rebar stamped (GSA); thence run South 88 degrees 34 minutes 01 seconds East for a distance of 909.65 feet to a found capped rebar stamped (LDW) lying on the West line of Block 1 of Cedar Cove Phase III as recorded in Map Book 10, Page 34; thence run South 00 degrees 18 minutes 23 seconds East along the West line of said Block 1 for a distance of 602.27 feet to a found 2 inch open pipe marking the Southwest corner of the Southwest one-quarter of the Southeast one-quarter of said Section 11; thence leaving said subdivision, run North 88 degrees 34 minutes 01 seconds West along the South line of said Section 11 for a distance of 2113.24 feet to the POINT OF BEGINNING. Said parcel contains 1,417,834 square feet or 32.56 acres more or less.

LESS AND EXCEPT:

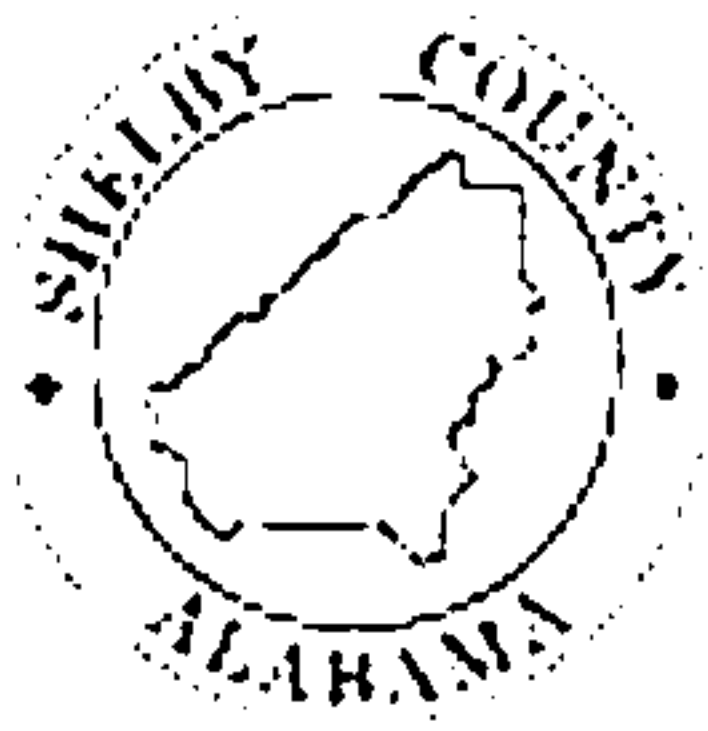
A parcel of land being situated in the Southwest one-quarter of Section 11 Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a found 2 inch open pipe marking the Southwest corner of said Section 11; thence run South 88 degrees 46 minutes 08 seconds East along the South line of said Section for a distance of 528.00 to a set capped rebar stamped (GSA); thence run South 88 degrees 34 minutes 01 seconds East along the South line of said Section 11 for a distance of 579.05 feet to a point; thence leaving said South line, run North 05 degrees 56 minutes 07 seconds West for a distance of 104.22 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 100.00 feet to a 10 inch hickory tree; thence run North 84 degrees 01 minutes 22 seconds East for a distance of 100.00 feet to a found capped rebar stamped (Roberts); thence run South 05 degrees 58 minutes 27 seconds East for a distance of 99.99 feet to a found capped rebar stamped (Roberts); thence run South 84 degrees 01 minutes 01 seconds West for a distance of 100.07 feet to the POINT OF BEGINNING. Said parcel contains 10,003 square feet or 0.23 acres more or less. Also being that property described upon deed instrument #1993-02792, from J.E. Bearden and Mrs. J.E. Bearden to The Utility Board of the Town of Helena, recorded on 1/29/1993.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2026, a lien, but not yet payable, until October 1, 2026, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Easement to Alabama Power Company as recorded in Instrument #2022-44166 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2025 03:06:40 PM
\$35.00 PAYGE
20251121000358500

Allen S. Bayl